

City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

PAID

Chuck # 486

SEP 12 2022

Receipt # 29646

CITY OF HELOTES

Permit # 010336

ZONING AMENDMENT APPLICATION

CHAPTER 98,

Amendments, Rezoning, ~~and~~ **RECEIVED** Variances

SEP 09 2022

NAME OF APPLICANT:

Texas Grounds, LLC

CITY OF HELOTES

MAILING ADDRESS:

14359 Old Bandera Rd. #3 Helotes, TX 78023

PHONE #:

210 744 5676

STATUS OF APPLICANT:

OWNER: ☒

AGENT: ☐

(IF AGENT, ATTACH LETTER OF AUTHORIZATION.)

PROPERTY DESCRIPTION

PHYSICAL ADDRESS:

9708 Business Parkway, Helotes TX 78023 Unit 128

LEGAL DESCRIPTION:

Suite 128 - Panther's Country Cafe 9708 Business PKWY Ste 128 INV FURN FIXT SUP LI

Helotes Town Center's legal description - CB 4478F BLK 2 LOT 3A "HELOTES TOWN CENTRE"

CURRENT ZONING: B-3

PROPOSED ZONING: n/a

DEED RESTRICTIONS PROHIBITING PROPOSED ZONING: n/a

EXISTING USE: Restaurant/Cafe with drive thru

PROPOSED USE: Restaurant/Cafe with drive thru

LAND AREA: n/a

DOES OWNER OWN ADJACENT PROPERTIES? YES ☐ NO ☒

PURPOSE OF REQUEST:

Drive Through

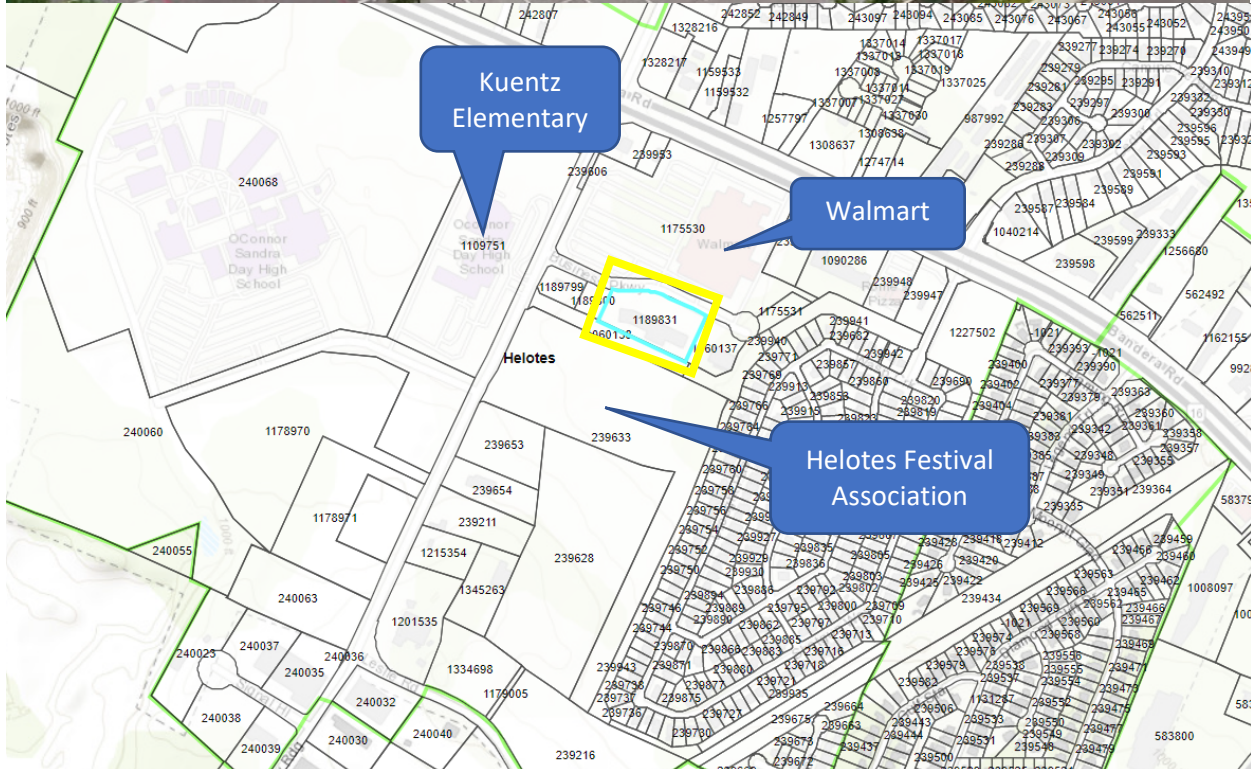
I hereby certify that I have read and examined this application and know the information I have provided to be true and correct. All provision of laws and ordinances governing this application will be complied with, whether specified herein or not. The granting of this zoning amendment or change does not presume to give authority to violate or cancel the provisions of any other local law regulating the use of the property.

Applicant's Signature

9 / 15 / 2022
Date



Texas Grounds Coffee
9708 Business Parkway,
Suite 128



Kuentz
Elementary

Walmart

Helotes Festival
Association

APPENDIX A. SCHEDULE OF USES

Schedule of Uses	Planned Development District	Old Town Helotes Special District	Pre-Development District	Office and Professional District	Neighborhood Service District	General Business District	B-3 Overlay District See Sec. 98-69	Central Business	Industrial District
Zoning Classification	PDD	OTH SD	PD	B-1	B-2	B-3	B-3 OD	B-4	I-1
Picture Framing (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Pipeline and Electrical Transmission Lines			CC	CC	CC	CC		CC	CC
Playground Equipment Sales and Manufacturing (Completely Enclosed in B-3 District)						X		X	X
Plumber (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Plumbing Fixture Sales and Service (Completely Enclosed in B-2 and B-3 Districts)					X	X		X	X
Post Office				X	X	X		X	X
Radio or Television Broadcast Studio			CC			X		X	X
Real Estate Sales Office				X	X	X		X	X
Recreational Vehicle Park				X	X	X		X	X
Recreational Vehicle Sales and Service (New and Used, When Used Incidental to New Sales) (Service Completely Enclosed in B-3 District)						CC		X	X
Restaurant (Alcoholic Beverages Incidental to Food Sales)				X	X	X		X	X
Restaurant with Drive Thru (Alcoholic Beverages Incidental to Food Sales)					CC	CC		X	X
Riding Stable or Academy			CC	CC	CC	CC		CC	CC
School, College			CC	CC	CC	X		X	X
School, Elementary and Secondary			CC	X	X	X		X	X
School, Trade			CC	CC	CC	X		X	X
Sexually Oriented Business								CC	CC
Sewerage Pumping Station			CC	CC	CC	CC		CC	CC
Shoe Sales and Repair (Retail)				X	X	X		X	X